

BOARD OF ZONING APPEALS AGENDA
JULY 15, 2003

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 15, 2003, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. COL. & MRS. JONATHAN B. DODSON, VC 2003-SP-078 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 0.2 ft. from side lot line. Located at 6707 Kenmont Pl. on approx. 10,851 sq. ft. of land zoned R-3. Springfield District. Tax Map 89-2 ((4)) (3) 23.
- 9:00 A.M. MARVIN & MARGARET BUSH, VCA 99-V-084 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 12.0 ft. from rear lot line. Located at 6202 Fort Hunt Rd. on approx. 28,600 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-4 ((3)) (8) 3. (Concurrent with SP 2003-MV-018).
- 9:00 A.M. MARVIN & MARGARET BUSH, SP 2003-MV-018 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit patio and accessory structure to remain 0.2 ft. from side lot line. Located at 6202 Fort Hunt Rd. on approx. 28,600 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 83-4 ((3)) (8) 3. (Concurrent with VCA 99-V-084).
- 9:00 A.M. GRETCHEN L. LOWE, SP 2003-DR-016 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 10.0 ft. from side lot line. Located at 6619 Melrose Dr. on approx. 15,504 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-2 ((24)) 1A. (Concurrent with VC 2003-DR-069).
- 9:00 A.M. GRETCHEN L. LOWE, VC 2003-DR-069 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.0 ft. and eave 11.0 ft. from side lot line. Located at 6619 Melrose Dr. on approx. 15,504 sq. ft. of land zoned R-2. Dranesville District. Tax Map 30-2 ((24)) 1A. (Concurrent with SP 2003-DR-016).
- 9:00 A.M. JOSEPH DAVID EVANS AND TANYA LEE EVANS, VC 2003-MA-071 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 28.5 ft. from front lot line of a corner lot and 8.0 ft. and eave 6.5 ft. from side lot line. Located at 3295 Blue Heron Dr. on approx. 10,635 sq. ft. of land zoned R-4. Mason District. Tax Map 60-2 ((42)) 3.

- 9:00 A.M. PAUL F. AND JOHAN H. MORRISON, VC 2003-MV-081 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of dwelling 9.75 ft., bay windows 7.75 ft. and eave 9.25 ft. from side lot line. Located at 7945 Bolling Dr. on approx. 6,250 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 102-2 ((12)) 163.
- 9:00 A.M. JOHN PHILIPPS, VC 2003-SU-077 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 5.65 ft. and eave 4.34 ft. from side lot line. Located at 3213 Allness La. on approx. 14,005 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 34-2 ((2)) 9.
- 9:00 A.M. BALMORAL ASSOCIATES, L.L.C., VC 2003-SP-074 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit individual sewage disposal system on a lot other than the lot of the principal use served by the system. Located at 13701 Balmoral Greens Ave. and 7501 Detwiller Dr. on approx. 1.68 ac. of land zoned R-C and WS. Springfield District. Tax Map 74-4 ((3)) 40 and pt. 53.
- 9:00 A.M. BALMORAL ASSOCIATES, L.L.C., VC 2003-SP-075 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit individual sewage disposal system on a lot other than the lot of the principal use served by the system. Located at 13700 Balmoral Greens Ave. and 7501 Detwiller Dr. on approx. 1.91 ac. of land zoned R-C and WS. Springfield District. Tax Map 74-4 ((3)) 176 and pt. 53.
- 9:00 A.M. JEFFREY F. & EVELYNE M. WILLIS, SP 2003-MA-023 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 9.4 ft. from side lot line. Located at 3617 Hummer Rd. on approx. 22,726 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((3)) 1B. (Concurrent with VC 2003-MA-079).
- Moved to 9-9-03 per Appl. req.
- 9:00 A.M. JEFFREY F. & EVELYNE M. WILLIS, VC 2003-MA-079 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of accessory structure 4.0 ft. from side lot line. Located at 3617 Hummer Rd. on approx. 22,726 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((3)) 1B. (Concurrent with SP 2003-MA-023).
- Moved to 9-9-03 per Appl. req.
- 9:00 A.M. MEREDITH J. DEARBORN, VC 2003-MA-072 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of roofed deck 26.5 ft. with stoop 23.51 ft. and steps 21.5 ft. from front lot line. Located at 3026 Westfall Pl. on approx. 8,392 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 228. (Concurrent with SP 2003-MA-019).
- 9:00 A.M. MEREDITH J. DEARBORN, SP 2003-MA-019 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit modification to minimum yard requirements based on error in building location to permit accessory structure to remain 10.8 ft. from rear lot line. Located at 3026 Westfall Pl. on approx. 8,392 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) 228. (Concurrent with VC 2003-MA-072).

- 9:30 A.M. RONALD AND LETA DEANGELIS, A 2003-SP-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 21.83 ac. of land req. zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A, B and C. (Concurrent with A 2003-SP-003 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03)
- Moved to 10-21-03 Per appl. Req.
- 9:30 A.M. ROBERT DEANGELIS, A 2003-SP-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A. (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03)
- Moved to 10-21-03 Per appl. Req.
- 9:30 A.M. GEORGE HINNANT, A 2003-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17B. (Concurrent with A 2003-SP-002 and A 2003-SP-003). (Intent to defer from 6-17-03 approved 5-6-03)
- Moved to 10-21-03 Per appl. Req.

JOHN DIGIULIAN, CHAIRMAN